

FOR SALE

34 South California Street

STOCKTON, CA



Sale Price: \$750,000

10,000 SF EACH FLOOR | 2,000 SF MEZZANINE | 10,000 SF BASEMENT
WITH A TOTAL OF 32,000 SF!



PROPERTY SUMMARY

Unique opportunity to own a commercial/mixed use building.

Be a part of the revitalizing efforts in Downtown Stockton. Full Residential/Commercial Improvement Plans on file.

OPPORTUNITY AWAITS! Contact brokers for tour access and property information.

PROPERTY HIGHLIGHTS

Sale Price:	\$750,000
APN:	149-150-210
Parcel Size:	0.23 Acres (10,000 SF) ± 32,000 SF Total ± 10,000 SF Basement
Building Size:	± 10,000 SF 1 st Floor ± 2,000 SF Mezzanine ± 10,000 SF 2nd Floor
Zoning:	Commercial Downtown (CD)

Convenient Downtown Stockton location with direct access to Hwy 4/Cross Town Freeway, within close proximity to Hwy 99, Interstate 5, Port of Stockton, Stockton Metro Airport and within a 5 minute walk from the Downtown Regional Transit District Bus Center and across the street from the large City Parking Garage



PROPERTY INFORMATION

Project Address: 34 South California Street

Project Jurisdiction: City of Stockton

Parcel Size: 0.23 Acres (10,000 SF)

Project Description: Upgrade existing R-2 units on the second floor to CBC 11A; to include but limited to new fire sprinklers (to bring building from TYPE III-B to TYPE III-A): new electrical, plumbing and mechanical upgrades; reinforcing of roof, structure; installation of 1 additional stairway/fire corridor; the addition of a laundry area at the existing mezzanine.

- Areas:**
- Existing Commercial: 20,000 SF (to be demolished)
 - 128 SF
 - Proposed Residential: 20,000 SF

PROPERTY SUMMARY

PROPERTY INFORMATION

- Note:**
- First Floor square footage for floor in the building will not change
 - New fire sprinklers will be added to all floors

CODE ANALYSIS	EXISTING	NEW
Occupancy Classification:		
Basement:	S-1	S-1
First Floor:	B	B
Mezzanine:	B	B
Second Floor:	R-2	R-2
Risk Category:	II	II
Construction Type:	III-B	III-A
Allowable Area:	24,000 SF	
Allowable Stories:	37'	
Building Height:	65'	
Zoning:	City of Stockton	

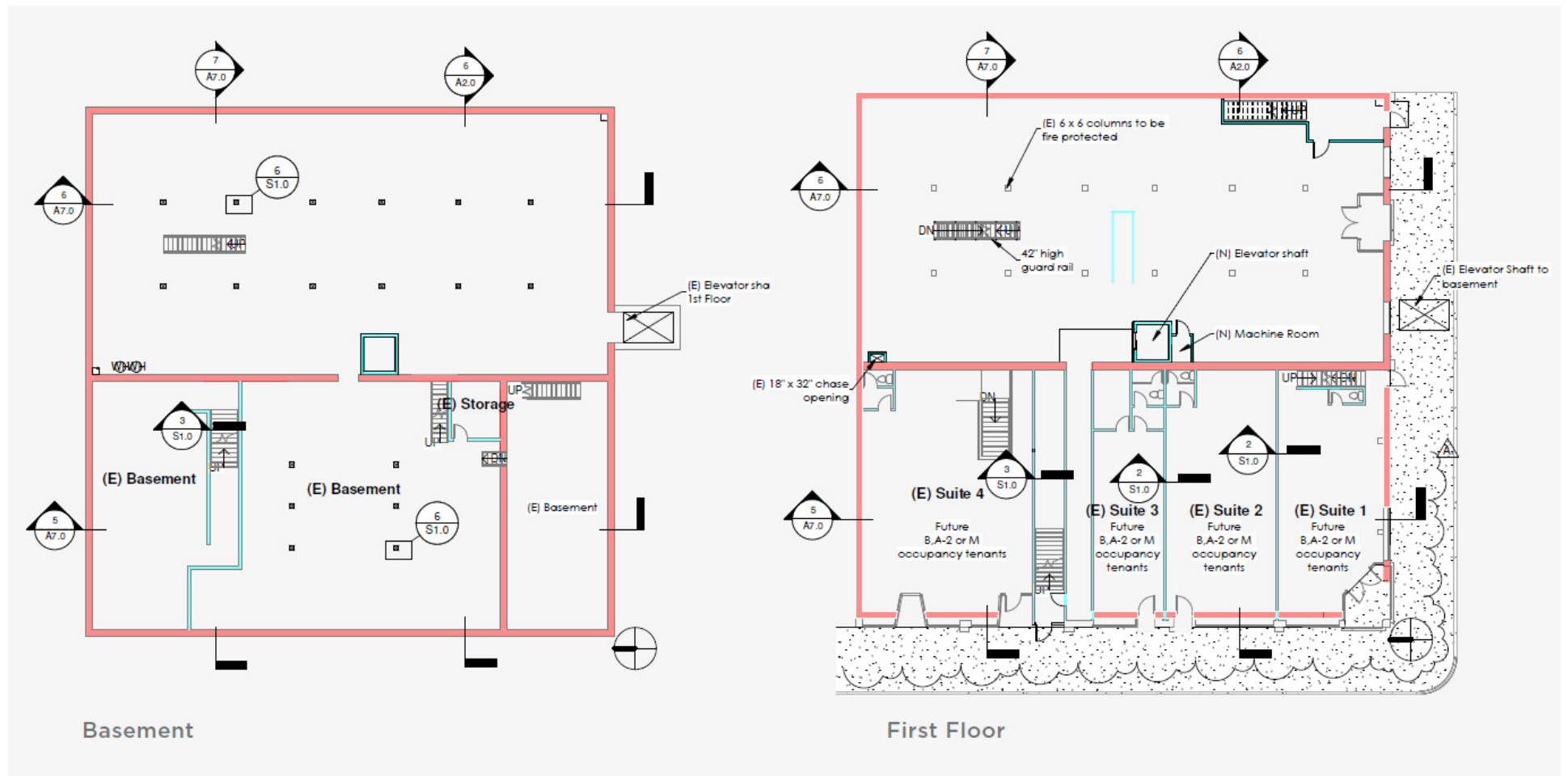
FIRE PROTECTION		
Fire Sprinklers:	No	Yes, Automatic
Fire Alarm:	No	Yes, Automatic
Occupancy Separation	No	Yes, 1 Hour
Seismic Joints Provided For building	No	No
Seismic Joints Susp Seiling	N/A	N/A
Fire Dept. Radio Coverage	No	No
Standard Pipe & Hose	Yes	Yes

AREAS		
Building Area	Basement:	±10,000 SF
	First Floor:	±10,000 SF
	Mezzanine Floor:	±2,071 SF
	Mezzanine Floor:	±2,071 SF
	Second Floor:	±10,000 SF
	Total S1 Area:	±10,000 SF
	Total B Area:	±10,000 SF
	R-2:	±10,000 SF



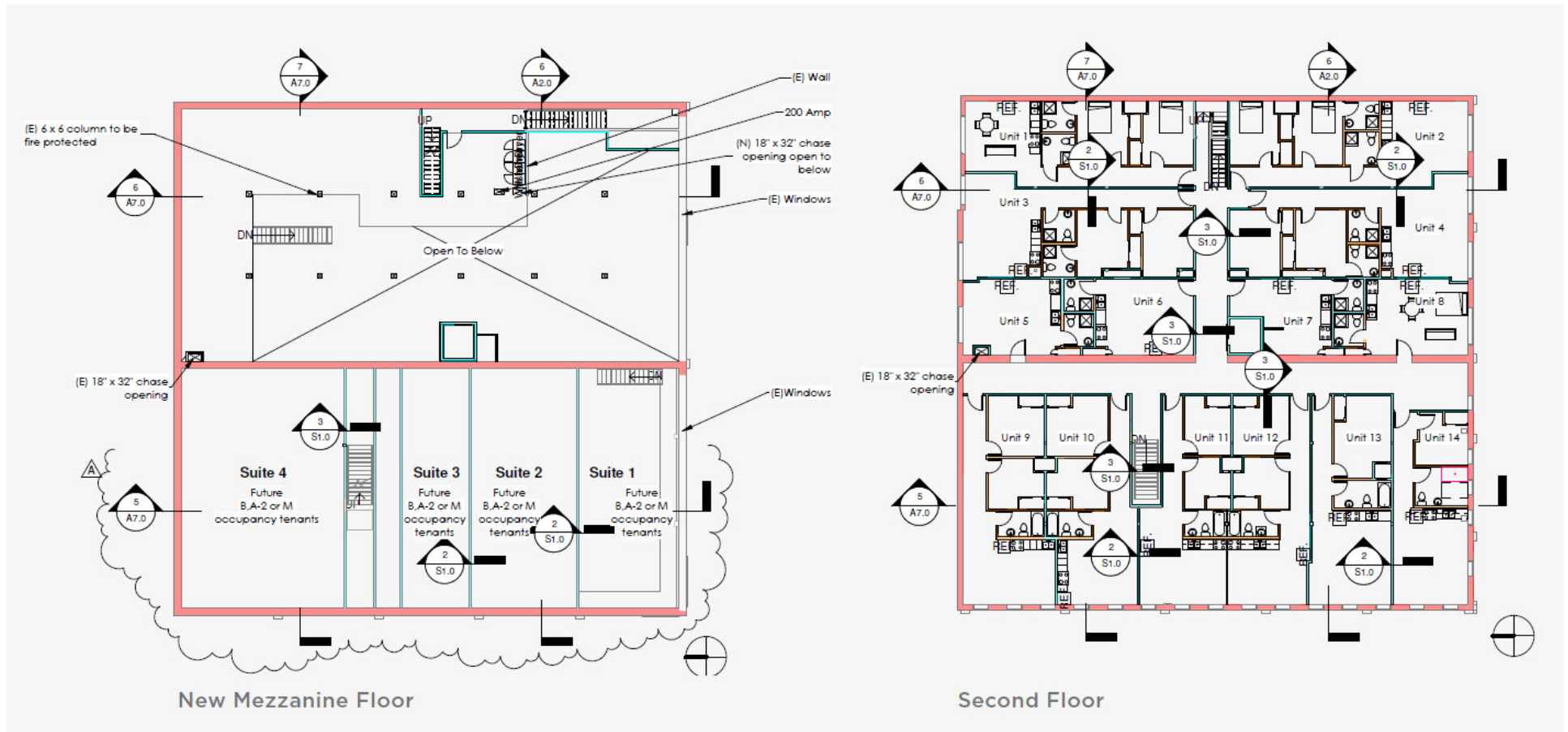
PROPOSED FLOOR PLAN

BASEMENT & FIRST FLOOR



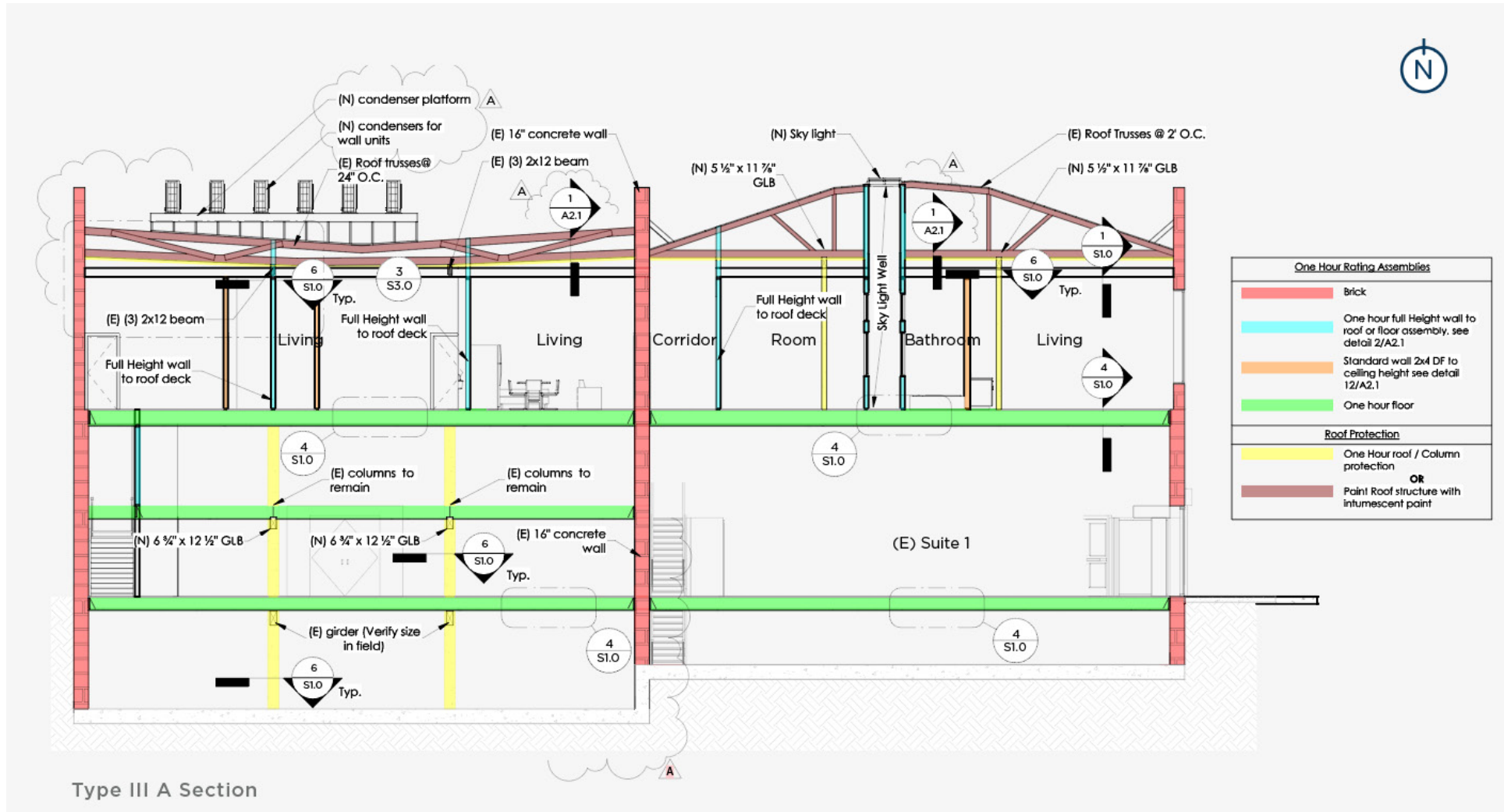
PROPOSED FLOOR PLAN

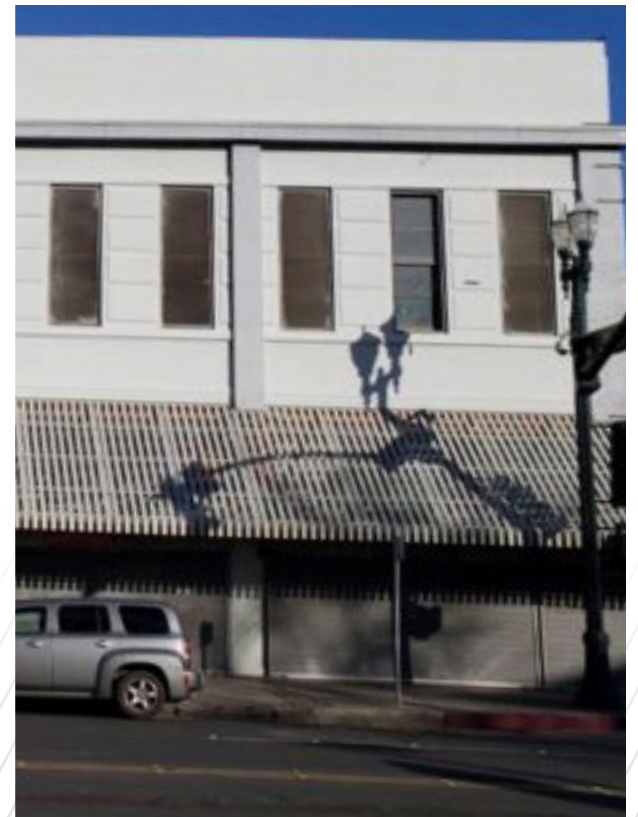
AREA MEZZANINE FLOOR PLAN NEW & SECOND FLOOR



PROPOSED FLOOR PLAN

TYPE IIIA SECTION





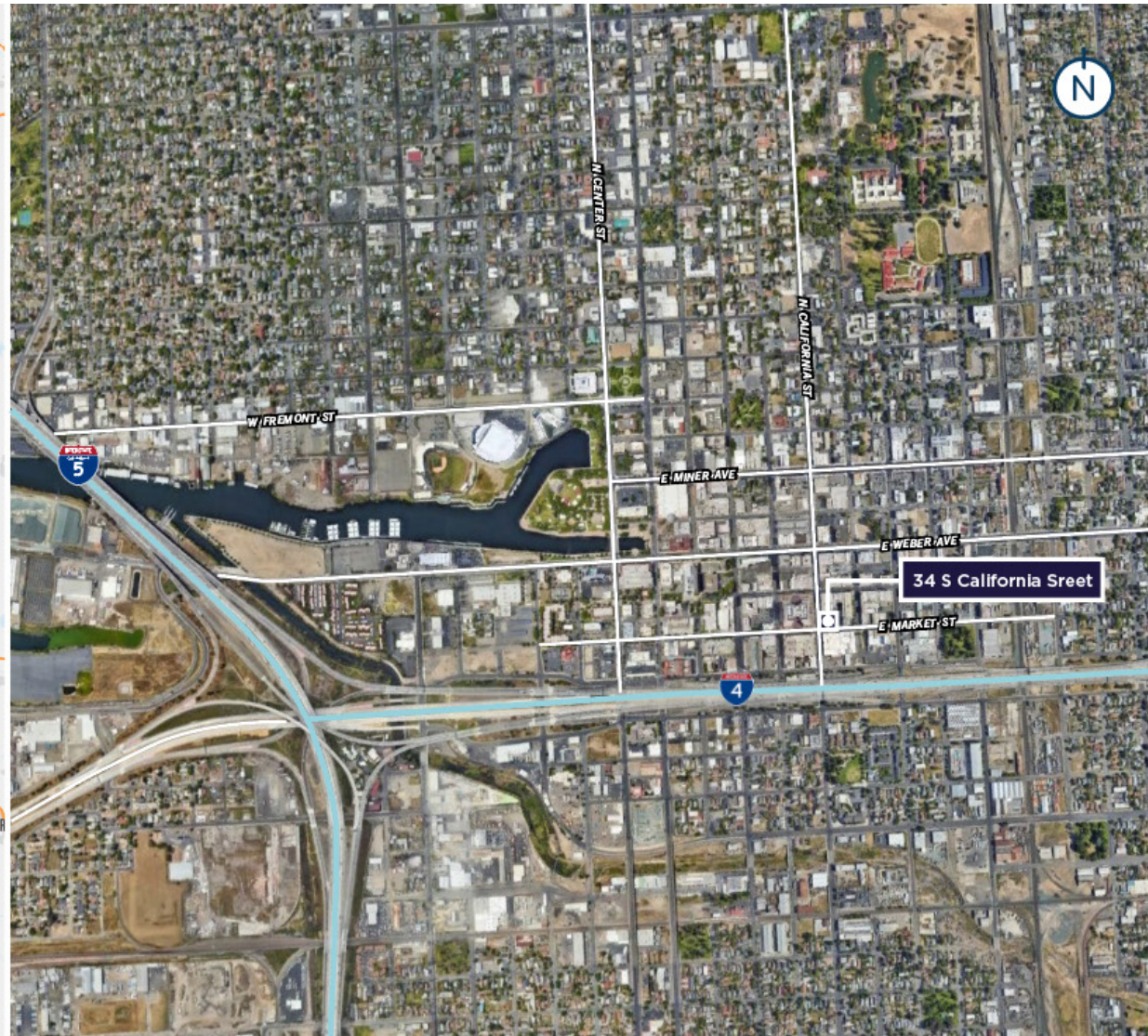
PROPERTY

AERIAL VIEW



MARKET VIEW

SITE LOCATION





EXCLUSIVELY LISTED BY:

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